FW: Westport Middle Strategy - Action Items
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07/21/2011 02:04 PM
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1 Attachment

rlm_Westpt Middle Strategy - Action Items 11-0720.pdf

Kim,

I understand this site is all over the news now! We are moving forward with a pilot study of 4 rooms (2 on second floor and two on first floor). The attached was prepared by the Owner's project management firm and was based on our field visit with contractor's yesterday. Work will be primarily contracted to Triumvirate with them sub-contracting some work to Dec-tam.

Schedule:
7-21 (Today), clean unit ventilators and room contents (Triumvirate)
7-22 HVAC contractor and balancer to review and balance unit ventilators
7-22 Take wipes on hard surfaces after cleaned (base-line) (Fuss & O'Neill)
7-22 to 7-23 run HVAC systems for a minimum of 12 and up to 24 hours
7-23 collect base-line post cleaning and balancing air samples (Fuss & O'Neill)
7-23 once initial samples collected begin set-up of containment (Triumvirate)
7-23 to 7-25 remove source materials noted in plan (Triumvirate) Fuss & O'Neill will monitor
7-26 collect multiple post removal air samples (will vary conditions such as some carpets will be isolated and covered with poly sheeting and then run again uncovered). Samples by (Fuss & O'Neill)
7-29 should have first air results back from lab (Con-test)
Will evaluate data including how effectively source materials can be removed, time, etc to form basis for doing whole school.
If air sample identify lowering of results with any of the steps to acceptable will use to move forward for remainder of school (source removal only) to accomplish if feasible opening of school in September. (This is present goal!)

There was a lot of discussion and ideas about using encapsulation of tectum and mastic or remove tectum and just encapsulate mastic etc. My understanding from our site visit is this would require approval prior to start. Is this something we could try in a pilot to see of works to demonstrate effectiveness? Please advise!

I understand you will be away after today. If see anything glaring or a problem area for us please let me know as we are moving quickly to address what we can especially with the attention site is getting.

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PINCK & CO **Memo**

Westport Middle School

Strategy – Action Items **DRAFT** 7/20/11

Strategy:

1) Complete a remediation procedure in 4 Representative Rooms (Rooms 101, 164, 212 & 264) to test if removal of source material & clean up will reduce PCB content to below 300 ng/m^3
2) Proposed Interior and Exterior remediation procedure:
   a) Source Material: Remove identified Source Materials that appear to be the source of PCB contamination in the air.
      i) Remove exterior caulking at 1st floor windows below unit ventilators
      ii) Remove all tectum panels and mastic above tectum panels at concrete ceiling
      iii) Remove interior caulking between columns & masonry
      iv) Evaluate carpet for possible removal
   b) Unit ventilators: Comprehensive cleaning and service to be sure they are operating as effectively as possible.
   c) Comprehensive cleaning of the interior
      i) Including the air, all surfaces, all furniture, all books/papers/ plants etc.... currently in the building
3) Air tests to determine if Steps 1-2 above have reduced PCB concentration to below 300 ng/m^3

Action Items: Remediation procedure in 4 Representative Rooms

1) Thurs 7/21:
   a) Mike Duarte: Remove light fixtures that are tight to tectum panels
   b) Triumvirate: Clean unit ventilators and entire room (including contents) in Rms 101, 164, 212 & 264
   c) KNC Mechanical (Ken Crane 617-839-0083 or 781-843 3801): Service and adjust these unit ventilators to operate as effectively as possible (balance and optimize to as designed approximately 50% fresh air intake.
   d) Mike Duarte: Run ventilators at 100% for 24 hours
2) Fri 7/22 (after ventilators have been running 24 hours)
   a) Fuss & O'Neill: Air samples as baseline following unit ventilator and room cleanings in Rms 101, 164, 212 & 264 - Note: air samples take 4 hours to complete
3) Sat 7/23 to Tues 7/26
   a) Triumvirate:
      i) Isolate test area(s) from the rest of the building in Rms 101, 164, 212 & 264
      ii) In rooms with carpet: isolate 1 area with carpet exposed and 1 area with carpet completely covered with plastic
      iii) Remove tectum panels and mastic completely
      iv) Remove caulk at 1st floor windows below unit ventilator intake
      v) Comprehensive post cleaning @ test areas following source removal
4) Mon 7/25 to Tues 7/26
   a) Fuss & O'Neill: Air samples at test areas. Send samples to Lab for analysis
5) Fri 7/29 and Sat 7/30: Lab results complete

Action Items If the test results show PCB content in air samples <u>did not fall</u> below 300 ng/m^3:

6) Sat 7/30 & Sun 8/1
   a) Triumvirate: Remove other known PCB source material from test areas. May include:

   i) Covering Interior glazing at windows
   ii) Foam between concrete columns and wall board
   iii) Exterior caulking at 2nd floor windows at the test areas
7) Mon 8/2
   a) Fuss & O'Neill: Air samples at test areas. Send samples to Lab for analysis
8) Thurs 8/5: Lab results complete

Action Items If the test results show PCB content in air samples below 300 ng/m^3:

9) Mon 8/1 to Mon 9/5
   a) Triumvirate: Complete Remediation procedure throughout the building
      i) If possible: Divide building into zones and Complete all of the remediation work in one area before proceeding to the next so Testing and move-in can happen in phases
   b) Fuss & O'Neill
      i) Monitor remediation work
      ii) Air and wipe tests after each zone is complete
   c) Westport Community School staff
      i) Prepare each zone for new school year as soon as remediation and testing is done